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WARRANTY DEED

003446

KNOW ALL MEN BY THESE PRESENTS, THAT ENVIRONMENTAL NOMINEE REALTY TRUST, BARBARA A. LEAVITT, Trustee, of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **HEMLOCK REALTY ENTERPRISES, LLC**, a Maine Limited Liability Company whose address is 44 Elm Street, Waterville, Maine 04901

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **HEMLOCK REALTY ENTERPRISES, LLC**, its successors and assigns forever,

A certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine, situated on the southerly side of Kennedy Memorial Drive, and being more particularly described as follows, to wit:

Beginning at an iron pin in the southerly line of Kennedy Memorial Drive at the northwest corner of land now or formerly owned by Gary D. and Gloria Craig, said Craig's deed is recorded in Kennebec Registry of Deeds, Book 2054, Page 270; thence south twenty-six degrees thirty-nine minutes west (S 26° 39' W) along the westerly line of said Craig for five hundred ninety-seven and one tenth (597.1) feet to an iron pin and the southwest corner of said Craig; thence south sixty-two degrees seven minutes east (S 62° 07' E) along the southerly line of said Craig for two hundred thirty-five and zero tenths (235.0) feet to the southeast corner of said Craig and an iron pin in the westerly line of the Airport Road; thence south twenty-seven degrees forty-nine minutes west (S 27° 49' W) along the westerly line of the Airport Road for eight and two tenths (8.2) feet to a stone monument; thence south twenty-seven degrees fifty-three minutes west (S 27° 53' W) continuing along the westerly line of the Airport Road for three hundred twenty-seven and nine tenths (327.9) feet to an iron pin and the northeast corner of land now or formerly owned by Donald A. Violette, said Violette's deed is recorded in the Kennebec Registry of Deeds Book 2217, Page 124; thence north sixty-two degrees seven minutes west (N 62° 07' W) along the northerly line of said Violette for two hundred and zero tenths (200.0) feet to an iron pin and the northwest corner of said Violette; thence south twenty-seven degrees fifty-three minutes west (S 27° 53' W) along the westerly line of said Violette for one hundred and zero tenths (100.0) feet to the southwest corner of said Violette and the northerly line of land now or formerly owned by Janet Dennis, said Dennis' deed is recorded in the Kennebec Registry of Deeds Book 1700, Page 67; thence north sixty-two degrees seven minutes west (N 62° 07'

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W) along the northerly line of said Dennis for two hundred and zero tenths (200.0) feet to an iron pin and the northwest corner of said Dennis; thence south twenty-seven degrees fifty-three minutes west (S 27° 53' W) along the westerly line of said Dennis for two hundred and zero tenths (200.0) feet to an iron pin and the southwest corner of said Dennis; thence south sixty-two degrees seven minutes east (S 62° 07' E) along the southerly line of said Dennis for four hundred and zero tenths (400.0) feet to an iron pin in the westerly line of the Airport Road and the southeast corner of said Dennis; thence south twenty-seven degrees fifty-three minutes west (S 27° 53' W) along the westerly line of the Airport Road for seventy and zero tenths (70.0) feet to an iron pin and the northeast corner of land now or formerly owned by Roger Dufour, said Dufour's deeds are recorded in the Kennebec Registry of Deeds, Book 1338 Page 166, Book 1611, Page 130, and Book 1675 Page 301; thence north sixty-two degrees seven minutes west (N 62° 07' W) along the northerly line of said Dufour for seven hundred eighteen and zero tenths (718.0) feet to an iron pin and the northwest corner of said Dufour; thence south twenty-seven degrees forty-one minutes west (S 27° 41' W) along the westerly line of said Dufour for two hundred sixty-three and eight tenths (263.8) feet to an iron pin in the northerly line of land now or formerly owned by Robert Adam, said Adam's deed is recorded in the Kennebec Registry of Deeds Book 1792, Page 224; thence north fifty-nine degrees fourteen minutes west (N 59° 14' W) along the northerly line of said Adam for nine hundred sixty-seven and zero tenths (967.0) feet to an iron pin in the easterly line of Interstate 95; thence north forty-four degrees eighteen minutes east (N 44° 18' E) along the easterly line of Interstate 95 for two hundred eighty and nine tenths (280.9) feet to a stone monument; thence north forty-one degrees fifty-six minutes east (N 41° 56' E) continuing along the easterly line of Interstate 95 for three hundred twenty-eight and seven tenths (328.7) feet to a point; thence south seventy-four degrees five minutes east (S 74° 05' E) along land to be retained by William T. Cottle, Sr. for three hundred twenty-five and zero tenths (325.0) feet to a stake; thence south seventy-six degrees forty minutes east (S 76° 40' E) continuing along land to be retained by the said Cottle for four hundred fifty-five and zero tenths (455.0) feet to a point; thence north twenty-seven degrees twelve minutes east (N 27° 12' E) along land to be retained by the said Cottle for four hundred fifty-six and five tenths (456.5) feet to a point; thence north sixty-two degrees forty-eight minutes west (N 62° 48' W) along land to be retained by the said Cottle for twenty-three and four tenths (23.4) feet to a point; thence north twenty-four degrees forty-two minutes east (N 24° 42' E) along land to be retained by the said Cottle for two hundred eighty-nine and four tenths (289.4) feet to a point in the southerly line of Kennedy Memorial Drive; thence south sixty-two degrees fifty-six minutes east (S 62° 56' E) along the southerly line of Kennedy Memorial Drive for thirty-six and zero tenths (36.0) feet to a stone monument; thence south twenty-seven degrees eight minutes west (S 27° 08' W) along the line of Kennedy Memorial Drive for five and zero tenths (5.0) feet to a stone monument; thence south sixty-two degrees fifty-six minutes east (S 62° 56' E) along the southerly line of Kennedy Memorial Drive for five hundred

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twenty-six and three tenths (526.3) feet, more or less, to the point of beginning. Containing thirty-one and seven hundredths (31.07) acres.

This conveyance is made subject, however, to all easements and/or rights of way on record in the Kennebec Registry of Deeds, insofar as they affect the above premises.

EXCEPTING HOWEVER, from the above described parcel of land a certain 1.19 acre parcel of land which was conveyed to J. Robert Connor by Deed dated August 17th, 1995 and recorded in the Kennebec County Registry of Deeds at Book 4963 Page 207.

ALSO EXCEPTING from the above described parcel of land a 12.3 acre parcel of land which was conveyed to Wal-Mart by Warranty Deed dated October 30th, 1992 and recorded in said Registry at Book 4259 Page 282.

ALSO EXCEPTING from the above described parcel of land a parcel of land conveyed to Nancy Gaunce by Warranty Deed dated March 18th, 1997 and recorded in said Registry at Book 5326 Page 1.

EXCEPTING AND RESERVING from the above, a certain lot or parcel of land more particularly bounded and described as follows, to wit:

A certain lot or parcel of land situated on the westerly side of Airport Road, so-called, in the City of Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Beginning at an iron rod set on the westerly right of way line of Airport Road at the southeasterly corner of the land conveyed by Richard H. Dennis, Jr. to Janet. Dennis by deed dated December 41, 1973 and recorded in the Kennebec County Registry of Deeds (hereinafter "The Kennebec Registry") Book 1700, Page 67; thence by the following courses and distance, to wit:

- 1) South Eight Degrees, Forty-six Minutes, Thirty-two Seconds West (S 08° - 46' - 32" W) along the westerly right of way line of Airport Road, a distance of Seventy 00/100ths (70.00) feet to a northeasterly corner of the land conveyed by Roger A. Dufour to the Trustee of the Roger A. Dufour Trust by deed dated October 26, 1992 and recorded in the Kennebec Registry Book 4250, Page 103; thence
- 2) North Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds West (N 81° - 13' 28" W) along the northerly line of the land owned by said Trust, a distance of Three Hundred and 01/100ths (300.01) feet to an iron pipe found at the northwesterly corner of the land owned by said Trust and found at the northeasterly corner of the land conveyed by the Trustee of the Roger A. Dufour Trust to KMIC Associates by deed dated October 30, 1997

and recorded in the Kennebec Registry Book 5486 Page 212; thence

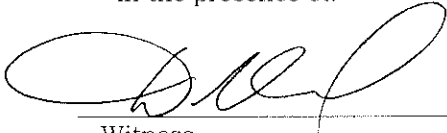
- 3) Continuing North Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds West (N 81° - 13' - 28" W) along the northerly line of the land owned by said Associates, a distance of Four Hundred Eighteen and 00/100ths (418.00) feet to the northwesterly corner of the land of said Associates; thence
- 4) North Forty-seven Degrees, Forty-one Minutes, Thirty-nine Seconds East (N 47° - 41' - 39" E), a distance of Three Hundred forty-seven and 03/100ths (347.03) feet to a point in a bog; thence
- 5) South Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds East (S 81° - 13' - 28" E), a distance of One Hundred and 00/100ths (100.00) feet to a point in said bog at the southwesterly corner of the land conveyed by Gloria S. Craig et al, Trustees, to Nancy L. Gaunce by deed dated March 18, 1997 and recorded in the Kennebec Registry Book 5326 Page 1 and at the northwesterly corner of the land owned by Janet M. Dennis, referenced above; thence
- 6) South Eight Degrees, Forty-six Minutes, Thirty-two Seconds West (S 08° - 46' 32" W) along the westerly line of the land owned by Janet M. Dennis, a distance of Two Hundred and 00/100ths (200.00) feet to an iron rod set at the southwesterly corner of said land; thence
- 7) South Eighty-one Degrees, Thirteen Minutes, Twenty-eight Seconds East (S 81° - 13' - 28" E) along the southerly line of the land owned by Janet M. Dennis, a distance of Four Hundred and 00/100ths (400.00) feet to the iron rod set at the point of beginning.

The above-described parcel of land contains Eighty-four Thousand, Four Hundred Thirty-one (84,431) square feet, or One and 938/1000ths (1.938) acres. The bearings and distances called in the above description are derived from survey work performed by K & K Land Surveyors, Inc. in 1984 for Roger A. Dufour and in 2000 for Janet M. Dennis. The bearings called are referenced to True, not Magnetic, North. All iron rods called as set in the foregoing description are one-half (1/2) inch rebar, capped and labeled, "K & K Land Surveyors, Inc., PLS #1132."

Being a portion of the premises conveyed by Gloria S. Craig and Garrell D. Craig, Trustees of the Kennebec Realty Trust to the herein Grantor by Warranty Deed dated March 20, 2000 and recorded in the Kennebec Registry of Deeds at Book 6171 Page 103.

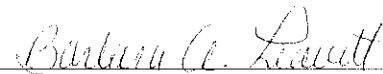
IN WITNESS WHEREOF, the said **BARBARA A. LEAVITT, Trustee of ENVIRONMENTAL NOMINEE REALTY TRUST**, has hereunto set her hand and seal this 30th day of January, 2001. 361

Signed, Sealed and Delivered
in the presence of:



Witness

**ENVIRONMENTAL NOMINEE
REALTY TRUST**


By: **BARBARA A. LEAVITT,**
Trustee

ACKNOWLEDGEMENT

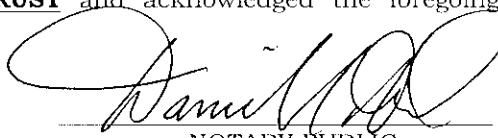
STATE OF MAINE
County of Kennebec

January 30, 2001

Personally appeared the above named **BARBARA A. LEAVITT, Trustee of ENVIRONMENTAL NOMINEE REALTY TRUST** and acknowledged the foregoing instrument to be her free act and deed.

Before me,






NOTARY PUBLIC
DANIEL J. DUBORD
NOTARY PUBLIC - MAINE
MY COMMISSION EXP. 08/29/2005

(PRINT NAME)

re.deeds. ENVIRONMENTAL NOMINEE REALTY TRUST to HEMLOCK REALTY ENTERPRISES LLC

RECEIVED KENNEBEC S.S.

2001 FEB -01 AM 9:00

ATTEST: 
REGISTER OF DEEDS